



General Assembly

Substitute Bill No. 5049

January Session, 2007

* ____HB05049GAE__033007____ *

AN ACT REESTABLISHING THE DEPARTMENT OF HOUSING.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 4-5 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2007*):

3 As used in sections 4-6, 4-7 and 4-8, the term "department head"
4 means Secretary of the Office of Policy and Management,
5 Commissioner of Administrative Services, Commissioner of Revenue
6 Services, Banking Commissioner, Commissioner of Children and
7 Families, Commissioner of Consumer Protection, Commissioner of
8 Correction, Commissioner of Economic and Community Development,
9 State Board of Education, Commissioner of Emergency Management
10 and Homeland Security, Commissioner of Environmental Protection,
11 Commissioner of Agriculture, Commissioner of Public Health,
12 Insurance Commissioner, Labor Commissioner, Liquor Control
13 Commission, Commissioner of Mental Health and Addiction Services,
14 Commissioner of Public Safety, Commissioner of Social Services,
15 Commissioner of Mental Retardation, Commissioner of Motor
16 Vehicles, Commissioner of Transportation, Commissioner of Public
17 Works, Commissioner of Veterans' Affairs, Commissioner of Health
18 Care Access, Commissioner of Housing, Chief Information Officer, the
19 chairperson of the Public Utilities Control Authority, the executive

20 director of the Board of Education and Services for the Blind, the
21 executive director of the Connecticut Commission on Culture and
22 Tourism and the Ombudsman for Property Rights.

23 Sec. 2. Section 4-38c of the general statutes is repealed and the
24 following is substituted in lieu thereof (*Effective October 1, 2007*):

25 There shall be within the executive branch of state government the
26 following departments: Office of Policy and Management, Department
27 of Administrative Services, Department of Revenue Services,
28 Department of Banking, Department of Agriculture, Department of
29 Children and Families, Department of Consumer Protection,
30 Department of Correction, Department of Economic and Community
31 Development, State Board of Education, Department of Emergency
32 Management and Homeland Security, Department of Environmental
33 Protection, Department of Public Health, Board of Governors of
34 Higher Education, Department of Housing, Insurance Department,
35 Labor Department, Department of Mental Health and Addiction
36 Services, Department of Mental Retardation, Department of Public
37 Safety, Department of Social Services, Department of Transportation,
38 Department of Motor Vehicles, Department of Veterans' Affairs,
39 Department of Public Works and Department of Public Utility Control.

40 Sec. 3. Subsection (b) of section 4-66c of the general statutes is
41 repealed and the following is substituted in lieu thereof (*Effective*
42 *October 1, 2007*):

43 (b) (1) The proceeds of the sale of said bonds, to the extent
44 hereinafter stated, shall be used, subject to the provisions of
45 subsections (c) and (d) of this section, for the purpose of redirecting,
46 improving and expanding state activities which promote community
47 conservation and development and improve the quality of life for
48 urban residents of the state as hereinafter stated: (A) For the
49 Department of Economic and Community Development: Economic
50 and community development projects, including administrative costs
51 incurred by the Department of Economic and Community

52 Development, not exceeding sixty-seven million five hundred ninety-
53 one thousand six hundred forty-two dollars, one million dollars of
54 which shall be used for a grant to the development center program and
55 the nonprofit business consortium deployment center approved
56 pursuant to section 32-411; (B) for the Department of Transportation:
57 Urban mass transit, not exceeding two million dollars; (C) for the
58 Department of Environmental Protection: Recreation development and
59 solid waste disposal projects, not exceeding one million nine hundred
60 ninety-five thousand nine hundred two dollars; (D) for the Department
61 of Social Services: Child day care projects, elderly centers, shelter
62 facilities for victims of domestic violence, emergency shelters and
63 related facilities for the homeless, multipurpose human resource
64 centers and food distribution facilities, not exceeding thirty-nine
65 million one hundred thousand dollars, provided four million dollars of
66 said authorization shall be effective July 1, 1994; (E) for the Department
67 of [Economic and Community Development] Housing: Housing
68 projects, not exceeding three million dollars; (F) for the Office of Policy
69 and Management: (i) Grants-in-aid to municipalities for a pilot
70 demonstration program to leverage private contributions for
71 redevelopment of designated historic preservation areas, not
72 exceeding one million dollars; (ii) grants-in-aid for urban development
73 projects including economic and community development,
74 transportation, environmental protection, public safety, children and
75 families and social services projects and programs, including, in the
76 case of economic and community development projects administered
77 on behalf of the Office of Policy and Management by the Department
78 of Economic and Community Development, administrative costs
79 incurred by the Department of Economic and Community
80 Development, not exceeding one billion seventeen million eight
81 hundred thousand dollars, provided sixty-five million dollars of said
82 authorization shall be effective July 1, 2006.

83 (2) (A) Five million dollars of the grants-in-aid authorized in
84 subparagraph (F)(ii) of subdivision (1) of this subsection may be made
85 available to private nonprofit organizations for the purposes described

86 in said subparagraph (F)(ii). (B) Twelve million dollars of the grants-in-
87 aid authorized in subparagraph (F)(ii) of subdivision (1) of this
88 subsection may be made available for necessary renovations and
89 improvements of libraries. (C) Five million dollars of the grants-in-aid
90 authorized in subparagraph (F)(ii) of subdivision (1) of this subsection
91 shall be made available for small business gap financing. (D) Ten
92 million dollars of the grants-in-aid authorized in subparagraph (F)(ii)
93 of subdivision (1) of this subsection may be made available for regional
94 economic development revolving loan funds. (E) One million four
95 hundred thousand dollars of the grants-in-aid authorized in
96 subparagraph (F)(ii) of subdivision (1) of this subsection shall be made
97 available for rehabilitation and renovation of the Black Rock Library in
98 Bridgeport. (F) Two million five hundred thousand dollars of the
99 grants-in-aid authorized in subparagraph (F)(ii) of subdivision (1) of
100 this subsection shall be made available for site acquisition, renovation
101 and rehabilitation for the Institute for the Hispanic Family in Hartford.

102 Sec. 4. Subsection (e) of section 4-66c of the general statutes is
103 repealed and the following is substituted in lieu thereof (*Effective*
104 *October 1, 2007*):

105 (e) Notwithstanding any provision of the general statutes to the
106 contrary, whenever the Department of Economic and Community
107 Development, the Department of Housing or the Office of Policy and
108 Management is authorized by the general statutes to assess, collect or
109 fund administrative expenses or service charges or otherwise recover
110 costs or expenses incurred by the state in carrying out the provisions of
111 any economic or community development project or program
112 administered by the Department of Economic and Community
113 Development or the Department of Housing, except in the case of
114 administrative oversight charges described in section 8-37tt, as
115 amended by this act, amounts so assessed, collected or funded by the
116 state may be used to pay any administrative expenses of the
117 Department of Economic and Community Development or the
118 Department of Housing and shall not be required to be used to pay
119 expenses related to a particular project or program.

120 Sec. 5. Subsection (a) of section 4-67r of the general statutes is
121 repealed and the following is substituted in lieu thereof (*Effective*
122 *October 1, 2007*):

123 (a) There is created a Connecticut Progress Council. The council
124 shall consist of the following members: The Lieutenant Governor, the
125 Secretary of the Office of Policy and Management, the Commissioners
126 of Social Services, Transportation, Education, Housing and Economic
127 and Community Development; the president pro tempore of the
128 Senate, the speaker of the House of Representatives, the minority
129 leader of the Senate, the minority leader of the House of
130 Representatives, the majority leader of the Senate and the majority
131 leader of the House of Representatives, or their designees; the
132 chairpersons and ranking members of the joint standing committee of
133 the General Assembly having cognizance of matters relating to
134 planning and development; a representative of a nonprofit municipal
135 research organization, a representative of a state-sponsored economic
136 advisory body, a representative of a major labor organization, a
137 representative of a manufacturing concern, a representative of a
138 service-related business and a representative of a financial service
139 company, one appointed by the president pro tempore of the Senate,
140 one by the speaker of the House of Representatives, one by the
141 majority leader of the Senate, one by the majority leader of the House
142 of Representatives, one by the minority leader of the Senate and one by
143 the minority leader of the House of Representatives and six members
144 appointed by the Governor, one representing medical services, one a
145 major public or private university, one a major nonprofit organization,
146 one a state employees' bargaining unit, one an environmental
147 organization and one a business research organization. The first
148 meeting of the council shall be called on or before November 1, 1993,
149 by the Secretary of the Office of Policy and Management. The council
150 shall elect a chairman from its members at the first meeting.

151 Sec. 6. Subsection (a) of section 4-67x of the general statutes is
152 repealed and the following is substituted in lieu thereof (*Effective*
153 *October 1, 2007*):

154 (a) [(1)] There shall be a Child Poverty and Prevention Council
155 consisting of the following members or their designees: The Secretary
156 of the Office of Policy and Management, the president pro tempore of
157 the Senate, the speaker of the House of Representatives, the minority
158 leader of the Senate and the minority leader of the House of
159 Representatives, the Commissioners of Children and Families, Social
160 Services, Correction, Mental Retardation, Mental Health and Addiction
161 Services, Transportation, Public Health, Education, Economic and
162 Community Development, Housing and Health Care Access, the Labor
163 Commissioner, the Chief Court Administrator, the Chairman of the
164 Board of Governors for Higher Education, the Child Advocate, the
165 chairperson of the Children's Trust Fund and the executive directors of
166 the Commission on Children and the Commission on Human Rights
167 and Opportunities. The Secretary of the Office of Policy and
168 Management, or the secretary's designee, shall be the chairperson of
169 the council. The council shall (1) develop and promote the
170 implementation of a ten-year plan, to begin June 8, 2004, to reduce the
171 number of children living in poverty in the state by fifty per cent, and
172 (2) within available appropriations, establish prevention goals and
173 recommendations and measure prevention service outcomes in
174 accordance with this section in order to promote the health and well-
175 being of children and families.

176 Sec. 7. Subsection (a) of section 2-79a of the general statutes is
177 repealed and the following is substituted in lieu thereof (*Effective*
178 *October 1, 2007*):

179 (a) There shall be a Connecticut Advisory Commission on
180 Intergovernmental Relations. The purpose of the commission shall be
181 to enhance coordination and cooperation between the state and local
182 governments. The commission shall consist of the president pro
183 tempore of the Senate, the speaker of the House of Representatives, the
184 minority leader of the Senate, the minority leader of the House of
185 Representatives, the Secretary of the Office of Policy and Management,
186 the Commissioners of Education, Environmental Protection, Economic
187 and Community Development, and Housing, or their designees, and

188 sixteen additional members as follows: (1) Six municipal officials
189 appointed by the Governor, four of whom shall be selected from a list
190 of nominees submitted to him by the Connecticut Conference of
191 Municipalities and two of whom shall be selected from a list submitted
192 by the Council of Small Towns. Two of such six officials shall be from
193 towns having populations of twenty thousand or less persons, two
194 shall be from towns having populations of more than twenty thousand
195 but less than sixty thousand persons and two shall be from towns
196 having populations of sixty thousand or more persons; (2) two local
197 public education officials appointed by the Governor, one of whom
198 shall be selected from a list of nominees submitted to him by the
199 Connecticut Association of Boards of Education and one of whom shall
200 be selected from a list submitted by the Connecticut Association of
201 School Administrators; (3) one representative of a regional council of
202 governments or a regional planning agency appointed by the
203 Governor from a list of nominees submitted to him by the Regional
204 Planning Association of Connecticut; (4) five persons who do not hold
205 elected or appointed office in state or local government, one of whom
206 shall be appointed by the Governor, one of whom shall be appointed
207 by the president pro tempore of the Senate, one of whom shall be
208 appointed by the speaker of the House of Representatives, one of
209 whom shall be appointed by the minority leader of the Senate and one
210 of whom shall be appointed by the minority leader of the House of
211 Representatives; (5) one representative of the Connecticut Conference
212 of Municipalities appointed by said conference; and (6) one
213 representative of the Council of Small Towns appointed by said
214 council. Each member of the commission appointed pursuant to
215 subdivisions (1) to (6), inclusive, shall serve for a term of two years. All
216 other members shall serve for terms which are coterminous with their
217 terms of office. The Governor shall appoint a chairperson and a vice-
218 chairperson from among the commission members. Members of the
219 General Assembly may serve as gubernatorial appointees to the
220 commission. Members of the commission shall not be compensated for
221 their services but shall be reimbursed for necessary expenses incurred
222 in the performance of their duties.

223 Sec. 8. Section 8-37i of the general statutes is repealed and the
224 following is substituted in lieu thereof (*Effective October 1, 2007*):

225 (a) There shall be a Department of [Economic and Community
226 Development] Housing. The department head shall be the
227 Commissioner of [Economic and Community Development] Housing,
228 who shall be appointed by the Governor in accordance with the
229 provisions of sections 4-5, 4-6, 4-7 and 4-8, with the powers and duties
230 therein prescribed.

231 (b) Said department shall constitute a successor department to the
232 Department of Commerce in accordance with the provisions of
233 sections 4-38d and 4-39.

234 (c) Said department shall constitute a successor to the functions,
235 powers and duties of the Department of Community Affairs relating to
236 housing as set forth in chapters 128, 129, 130, 131 and 135, in
237 accordance with the provisions of sections 4-38d and 4-39.

238 (d) Said department shall constitute a successor to the functions,
239 powers and duties of the Department of Economic and Community
240 Development relating to housing as set forth in chapters 127b to 133,
241 inclusive, 134 to 136, inclusive, 137b to 138f, inclusive, and 138h to
242 138k, inclusive, in accordance with the provisions of sections 4-38d, 4-
243 38e and 4-39.

244 Sec. 9. Section 8-37k of the general statutes is repealed and the
245 following is substituted in lieu thereof (*Effective October 1, 2007*):

246 (a) Whenever the term "Commissioner of Commerce" occurs or is
247 referred to in the general statutes, it shall be deemed to mean or refer
248 to the Commissioner of Economic and Community Development.

249 (b) Whenever the term "Department of Commerce" occurs or is
250 referred to in the general statutes, it shall be deemed to mean or refer
251 to the Department of Economic and Community Development.

252 (c) Whenever the term "Department of Community Affairs" occurs

253 or is referred to in chapter 131, it shall be deemed to mean or refer to
254 the Department of Economic and Community Development.

255 (d) Whenever the term "Commissioner of Community Affairs"
256 occurs or is referred to in chapter 131, it shall be deemed to mean or
257 refer to the Commissioner of Economic and Community Development.

258 (e) Notwithstanding the provisions of subsections (a) to (d),
259 inclusive, of this section, on and after October 1, 2007, whenever the
260 term Commissioner of Economic and Community Development occurs
261 in chapters 127b to 133, inclusive, 134 to 136, inclusive, 137b to 138f,
262 inclusive, and 138h to 138k, inclusive, it shall be deemed to mean or
263 refer to the Commissioner of Housing.

264 (f) Notwithstanding the provisions of subsections (a) to (d),
265 inclusive, of this section, on and after October 1, 2007, whenever the
266 term Department of Economic and Community Development occurs in
267 chapters 127b to 133, inclusive, 134 to 136, inclusive, 137b to 138f,
268 inclusive, and 138h to 138k, inclusive, it shall be deemed to mean or
269 refer to the Department of Housing.

270 Sec. 10. Section 8-37r of the general statutes is repealed and the
271 following is substituted in lieu thereof (*Effective October 1, 2007*):

272 (a) There shall be a Department of [Economic and Community
273 Development] Housing which shall be the lead agency for all matters
274 relating to housing. The department head shall be the Commissioner of
275 [Economic and Community Development] Housing, who shall be
276 appointed by the Governor in accordance with the provisions of
277 sections 4-5 to 4-8, inclusive, with the powers and duties therein
278 prescribed. Said commissioner shall be responsible at the state level for
279 all aspects of policy, development, redevelopment, preservation,
280 maintenance and improvement of housing and neighborhoods.

281 (b) Said department shall constitute a successor to the functions,
282 powers and duties of the Department of Economic and Community
283 Development relating to housing, community development,

284 redevelopment and urban renewal as set forth in chapters [128, 129,
285 130, 135 and 136] 127b to 133, inclusive, 134 to 136, inclusive, 137b to
286 138f, inclusive, and 138h to 138k, inclusive, in accordance with the
287 provisions of sections 4-38d, 4-38e and 4-39.

288 Sec. 11. Section 8-37s of the general statutes is repealed and the
289 following is substituted in lieu thereof (*Effective October 1, 2007*):

290 The Commissioner of [Economic and Community Development]
291 Housing shall monitor the progress of the public and private sector
292 toward meeting housing needs and shall collect and annually publish
293 data on housing production in the state. In order to ensure a steady
294 flow of information for the purposes of this section, all municipalities
295 shall submit to the commissioner a copy of the monthly federal Bureau
296 of the Census report on building permits issued and public
297 construction filed at the same time as such report is filed with the
298 federal Bureau of the Census.

299 Sec. 12. Section 8-37t of the general statutes is repealed and the
300 following is substituted in lieu thereof (*Effective October 1, 2007*):

301 (a) Not later than January 1, 2000, and every five years thereafter,
302 the Commissioner of [Economic and Community Development]
303 Housing, together with the Connecticut Housing Finance Authority,
304 shall prepare a long-range state housing plan, which shall conform and
305 be subject to the plan of conservation and development for the state
306 adopted by the General Assembly. The plan shall: (1) Contain an
307 assessment of the housing needs of households with incomes less than
308 one hundred per cent of the average area median income, adjusted for
309 family size, analyzed separately for households with incomes (A) less
310 than twenty-five per cent of the area median income, (B) more than
311 twenty-five per cent but not more than fifty per cent of the area
312 median income, (C) more than fifty per cent but not more than eighty
313 per cent of the area median income, and (D) more than eighty per cent
314 but not more than one hundred per cent of the area median income; (2)
315 analyze the households served by the housing construction, substantial

316 rehabilitation, purchase and rental assistance programs, including the
317 number of households served by each program, the total amount of
318 financial assistance provided to such households and the race of
319 households served under such programs; (3) provide information on
320 affirmative fair housing marketing activities and programs and an
321 analysis of occupancy results of affirmative fair housing marketing
322 plans and shall include data on the racial composition of the occupants
323 and persons on the waiting list of each housing project which is
324 assisted under any housing program established by the general
325 statutes or special act or which is supervised by the commissioner or
326 the Connecticut Housing Finance Authority; (4) set specific measurable
327 goals for meeting identified housing needs; (5) outline strategies for
328 meeting those goals; and (6) identify state, federal and private sector
329 resources for affordable housing programs. The provisions of this
330 section shall not be construed to require an occupant or applicant to
331 disclose the race of such occupant or applicant on an application or
332 survey form. The long-range plan shall be updated annually by an
333 action plan that assesses the state's progress toward meeting housing
334 needs contained in the long-range plan and recommends revised
335 strategies, if deemed necessary. In preparing the long-range plan and
336 subsequent action plans, the commissioner shall consult with
337 representatives of those who use or benefit from state housing
338 programs.

339 (b) The Department of [Economic and Community Development]
340 Housing shall submit the long-range housing plan to the General
341 Assembly not later than January 1, 2000, and each action plan not later
342 than January first of each subsequent year, after receiving public
343 review and comment on the long-range plan and each action plan
344 through written remarks and public hearings. The commencement
345 date of each plan shall be the July first following the submission of the
346 plan.

347 Sec. 13. Section 8-37u of the general statutes is repealed and the
348 following is substituted in lieu thereof (*Effective October 1, 2007*):

349 (a) The Commissioner of [Economic and Community Development]
350 Housing shall work with regional planning agencies, regional councils
351 of elected officials, regional councils of governments, municipalities
352 and municipal agencies, housing authorities and other appropriate
353 agencies for the purpose of coordinating housing policy and housing
354 activities, provided such coordination shall not be construed to restrict
355 or diminish any power, right or authority granted to any municipality,
356 agency, instrumentality, commission or any administrative or
357 executive head thereof in accordance with the other provisions of the
358 general statutes to proceed with any programs, projects or activities.

359 (b) The Commissioner of [Economic and Community Development]
360 Housing shall coordinate on an ongoing basis the activities and
361 programs of state agencies or quasi-state authorities which have a
362 major impact on the cost, production or availability of housing,
363 provided, such coordination shall not be construed to restrict or
364 diminish any power, right or authority granted to any such agency or
365 authority, or of any administrative or executive head thereof in
366 accordance with the other provisions of the general statutes, to proceed
367 with any programs, projects or activities, except as specifically
368 provided in this section.

369 (c) In order to facilitate such coordination, the Connecticut Housing
370 Finance Authority shall submit annually to the Commissioner of
371 [Economic and Community Development] Housing a projected
372 twelve-month operating plan. Said plan shall be prepared in a manner
373 so as to be consistent with the five-year plan referred to in section 8-
374 37t, as amended by this act, as such plan is then in effect. Said plan
375 shall include such matters as the authority determines are necessary
376 and shall include, but not be limited to, production targets under each
377 multifamily program of the authority, including targets for rental
378 housing production for both elderly and nonelderly families in a
379 proportion consistent with housing needs estimated pursuant to
380 section 8-37t, as amended by this act; proposed new and expanded
381 programs; proposed outreach activities to help serve areas of the state
382 or segments of the population whose housing needs have been

383 particularly underserved, and estimated level of subsidy needed to
384 support the proposed level of production. The first such plan shall be
385 submitted to the Commissioner of [Economic and Community
386 Development] Housing prior to January 1, 1981, and subsequent plans
387 on each twelve-month anniversary thereof.

388 (d) In the event the commissioner determines that the Connecticut
389 Housing Finance Authority has not complied with the requirements of
390 subsection (c) of this section, he shall file a report with the Secretary of
391 the Office of Policy and Management setting forth the items of the plan
392 which are inconsistent with the five-year plan and setting forth those
393 recommendations which in his opinion would result in such plan
394 being consistent with the five-year plan. In the event that the Secretary
395 of the Office of Policy and Management concurs with the
396 Commissioner of [Economic and Community Development] Housing,
397 he shall convene a panel of the Commissioner of Economic and
398 Community Development, the chairman of the Connecticut Housing
399 Finance Authority and the Secretary of the Office of Policy and
400 Management, which panel shall resolve the inconsistencies. Nothing
401 contained in this section shall limit the right or obligation of the
402 Connecticut Housing Finance Authority to comply with the provisions
403 of or covenants contained in any contract with or for the benefit of the
404 holders of any bonds, notes or other obligations evidencing
405 indebtedness of such authority.

406 (e) The Connecticut Housing Finance Authority shall, to the
407 maximum extent practical, conduct its business according to the plan
408 approved by the commissioner.

409 (f) The Commissioner of [Economic and Community Development]
410 Housing shall consult with the Commissioner of Agriculture with
411 regard to the policies, activities, plans and programs specified in this
412 section and the impact on and degree of protection provided to
413 agricultural land by such policies, activities, plans and programs.

414 Sec. 14. Section 8-37v of the general statutes is repealed and the

415 following is substituted in lieu thereof (*Effective October 1, 2007*):

416 The Commissioner of [Economic and Community Development]
417 Housing is authorized to undertake and carry out research activities,
418 including, but not limited to, examination of housing needs and means
419 of meeting those needs; investigation of techniques and opportunities
420 for reducing housing costs, preserving neighborhoods and reducing
421 energy consumption; testing of innovative housing technologies; the
422 use of mobile and modular housing; and such other activities as he
423 deems necessary to aid the state, its municipalities and the housing
424 industry in meeting housing and community development needs.

425 Sec. 15. Section 8-37w of the general statutes is repealed and the
426 following is substituted in lieu thereof (*Effective October 1, 2007*):

427 (a) The Commissioner of [Economic and Community Development]
428 Housing shall develop and publish a model ordinance and model
429 procedures which may be adopted by municipalities in regulating the
430 development of land, which ordinance and procedures shall provide
431 for: (1) The utilization of a single consolidated application form for use
432 by all municipal agencies having jurisdiction to review and approve
433 such development; (2) coordination of staff review and
434 communications between staff and the applicant; (3) the elimination of
435 separate public hearings by review agencies whenever practicable and
436 if requested by the applicant; and (4) the concurrent running of all
437 applicable time limits for decisions by approval agencies.

438 (b) The Commissioner of [Economic and Community Development]
439 Housing shall submit any model ordinances or procedures developed
440 pursuant to subsection (a) of this section to the General Assembly for
441 its approval prior to publishing or promulgating any such ordinances
442 or procedures.

443 Sec. 16. Section 8-37x of the general statutes is repealed and the
444 following is substituted in lieu thereof (*Effective October 1, 2007*):

445 (a) As used in this section, "authority" or "housing authority" means

446 any of the public corporations created by section 8-40 and the
447 Connecticut Housing Authority when exercising the rights, powers,
448 duties or privileges of, or subject to the immunities or limitations of,
449 housing authorities pursuant to section 8-121, and "housing project"
450 means a project developed or administered pursuant to chapter 128.

451 (b) The Commissioner of [Economic and Community Development]
452 Housing may: (1) Collect and correlate information regarding housing
453 projects of authorities in the state and upon request to furnish the
454 authorities, in matters of common interest, information, advice and the
455 services of expert personnel; (2) study state-wide needs for the
456 elimination of substandard housing to stimulate state and city
457 planning involving housing, and otherwise to study housing needs,
458 both rural and urban, and to formulate proposals for meeting these
459 needs; (3) study methods of encouraging investment of private capital
460 in low rent housing; (4) study the necessity, feasibility and advantage
461 of the use of state credit by way of loan or subsidy to assist the
462 financing of housing projects for persons of low income; and (5) accept
463 grants-in-aid of any of said commissioner's powers made pursuant to
464 the provisions of any state or federal law and, for the purpose of
465 complying with the requirements or recommendations of any such
466 law, to prepare such plans and specifications and to make such
467 studies, surveys, reports or recommendations concerning existing or
468 contemplated housing conditions or projects in the state as may be
469 necessary or appropriate.

470 (c) Notwithstanding any other provision of the general statutes, the
471 Commissioner of [Economic and Community Development] Housing
472 may, after conducting a public bidding process as provided in section
473 8-44, enter into a master contract or contracts with local, regional or
474 state-wide suppliers of labor, supplies, materials, services or personal
475 property on behalf of one or more housing authorities operating state-
476 financed housing programs or projects. The commissioner may, in said
477 commissioner's discretion, with respect to partially completed state-
478 financed programs or projects or in the event of emergencies affecting
479 human health, safety, welfare and life or endangering property, waive

480 the bidding requirement and threshold of said section 8-44.

481 (d) The Commissioner of [Economic and Community Development]
482 Housing may designate as said commissioner's agent any deputy
483 commissioner or any employee to exercise such authority of the
484 commissioner as said commissioner delegates for the administration of
485 any applicable statute or regulation.

486 (e) As used in this subsection, "troubled loan" means a loan in which
487 payments of interest or principal, or both interest and principal, (1) are
488 delinquent under the terms of a loan agreement, or (2) may become
489 delinquent under conditions which exist which would reasonably lead
490 the Commissioner of [Economic and Community Development]
491 Housing to believe that a borrower would be unable to repay the loan.
492 Said commissioner may authorize the deferred payments of interest or
493 principal, or both interest and principal, or a portion thereof, in the
494 case of a troubled loan made by the commissioner under any provision
495 of the general statutes or special acts if said commissioner determines
496 the deferral to be in the best interests of the state. Such determination
497 shall be in writing and shall include a statement of the reasons why the
498 deferral is in the best interests of the state. Any deferral made under
499 the provisions of this section shall be subject to the approval of the
500 State Bond Commission.

501 (f) Upon an action by the Commissioner of [Economic and
502 Community Development] Housing to preserve the state's interest in
503 any contract for financial assistance that results in the state acquiring
504 title to any housing property, the commissioner shall be deemed to be
505 an eligible developer, as defined in section 8-39, for the purposes of
506 operating the property and receiving state or federal financial
507 assistance on behalf of the property or the operation of the property.

508 (g) The Commissioner of [Economic and Community Development]
509 Housing, in consultation with the executive director of the Connecticut
510 Housing Finance Authority, upon the lawful dissolution of any eligible
511 developer of property financed with a loan, grant or any combination

512 thereof from the state, may (1) accept ownership of property owned by
513 such a developer in the name of the state and dispose of such property
514 to an eligible developer for a price and upon terms that the
515 commissioner deems proper, provided such action shall preserve the
516 property as housing for very low, low or moderate income persons; or
517 (2) after approval by the Secretary of the Office of Policy and
518 Management allow such property to participate in any programs that
519 the commissioner operates, in order to preserve the property as
520 housing for very low, low or moderate income persons. For purposes
521 of this subsection, "housing" includes facilities and amenities incidental
522 and pertinent to the provision of affordable housing and intended
523 primarily to serve the residents of the affordable housing
524 development, including, but not limited to, a community room, a
525 laundry room, day care space, a computer center, a management
526 center or playground.

527 (h) Notwithstanding the provisions of subsection (g) of this section,
528 the Commissioner of [Economic and Community Development]
529 Housing shall allow the continued use of: (1) The Saint Joseph's
530 Residence for Mothers and Children, located in Bridgeport, which is
531 utilized as a day care center; (2) the House of Bread, located in
532 Hartford, which is utilized as a community day care center and
533 corporate offices; and (3) the Rainbow Court Cooperative, located in
534 Middletown, which is utilized as rental units for lower income
535 persons.

536 (i) The Commissioner of [Economic and Community Development]
537 Housing may adopt regulations, in accordance with the provisions of
538 chapter 54, to carry out the purposes of the Department of [Economic
539 and Community Development] Housing as established by statute.

540 Sec. 17. Section 8-37y of the general statutes is repealed and the
541 following is substituted in lieu thereof (*Effective October 1, 2007*):

542 (a) The Commissioner of [Economic and Community Development]
543 Housing may, with the approval of the Commissioner of Public Works,

544 the Secretary of the Office of Policy and Management and the State
545 Properties Review Board, sell, exchange, lease or enter into agreements
546 concerning any real property, as defined in section 8-39, belonging to
547 the state and transferred to the custody and control of the Department
548 of [Economic and Community Development] Housing under the
549 provisions of subsection (b) of section 4b-21. The commissioner shall
550 require, as a condition of any sale, exchange, lease or agreement
551 entered into pursuant to this section, that such real property be used
552 only for an emergency shelter or transitional living facility for
553 homeless persons or for the provision of low and moderate income
554 housing, including, but not limited to, the construction, rehabilitation
555 or renovation of housing for persons and families of low and moderate
556 income, except that such condition, in the discretion of the
557 commissioner, may be subordinated in the case of a subsequent first
558 mortgage or a requirement of a governmental program relating to such
559 real property, and except that in the case of an exchange of real
560 property, the commissioner (1) shall require that the parcel received by
561 the commissioner, as a condition of such exchange, shall be suitable for
562 an emergency shelter or transitional living facility for homeless
563 persons or for the construction, rehabilitation or renovation of housing
564 for persons and families of low and moderate income, and (2) shall
565 release any restrictions required to be imposed by this subsection on
566 the parcel transferred by the commissioner. Prior to any such sale,
567 exchange, lease or agreement, the commissioner shall notify the chief
568 executive officer or officers of the municipality or municipalities in
569 which such real property is located. No such real property may be
570 sold, exchanged or leased by the commissioner under this subsection
571 without the approval of the municipality or municipalities in which
572 the real property is located.

573 (b) The Commissioner of [Economic and Community Development]
574 Housing, with the approval of the Commissioner of Public Works, the
575 Secretary of the Office of Policy and Management and the State
576 Properties Review Board, may: (1) Enter into a contract to purchase,
577 lease or hold any surplus real property made available by the federal

578 government, including excess real property acquired by the federal
579 government for highway construction, if the commissioner determines
580 that such real property can be utilized for the construction,
581 rehabilitation or renovation of housing for persons and families of low
582 and moderate income, and (2) sell, exchange, lease or enter into
583 agreements concerning any real property acquired by the
584 commissioner under subdivision (1) of this subsection. The
585 commissioner shall require, as a condition of any sale, exchange, lease
586 or agreement entered into pursuant to subdivision (2) of this
587 subsection, that such real property be used only for the construction,
588 rehabilitation or renovation of housing for persons and families of low
589 and moderate income. Prior to any such sale, exchange, lease or
590 agreement, the commissioner shall notify the chief executive officer or
591 officers of the municipality or municipalities in which such real
592 property is located. No such real property may be sold, exchanged or
593 leased by the commissioner under subdivision (2) of this subsection
594 without the approval of the municipality or municipalities in which
595 the real property is located.

596 (c) The use of any real property under this section shall be subject to
597 the planning, zoning, sanitary and building laws, ordinances and
598 regulations applicable to the locality in which the real property is
599 located.

600 (d) As used in this section, "exchange" means the mutual transfer of
601 interests in real property, simultaneously and each in consideration of
602 the other.

603 Sec. 18. Section 8-37z of the general statutes is repealed and the
604 following is substituted in lieu thereof (*Effective October 1, 2007*):

605 (a) The Commissioner of [Economic and Community Development]
606 Housing shall ensure that the involuntary displacement of persons and
607 families residing in any single-family or multifamily dwelling, which
608 displacement occurs in connection with any housing or community
609 development project or economic development project receiving state

610 financial assistance under any program administered by the
611 commissioner under the general statutes, is reduced to the minimum
612 level consistent with achieving the objectives of such program. The
613 commissioner shall require, as a condition of any contract for state
614 financial assistance under the provisions of any such program, that the
615 project for which such financial assistance is provided (1) will not
616 cause the temporary or permanent displacement of persons and
617 families residing in any single-family or multifamily dwelling, or (2)
618 will cause only the minimum level of such displacement which cannot
619 be avoided due to the nature of the project. The commissioner shall
620 ensure that all steps necessary to provide any relocation assistance
621 available under chapter 135 to persons and families unavoidably
622 displaced as a result of any state assisted housing or community
623 development project or economic development project have been
624 taken before granting final approval of any financial assistance for
625 such project.

626 (b) The Commissioner of [Economic and Community Development]
627 Housing shall adopt regulations, in accordance with the provisions of
628 chapter 54, to carry out the purposes of this section.

629 Sec. 19. Section 8-37aa of the general statutes is repealed and the
630 following is substituted in lieu thereof (*Effective October 1, 2007*):

631 As used in sections 8-37bb to 8-37dd, inclusive, as amended by this
632 act, "housing agency" means the Department of [Economic and
633 Community Development] Housing, the Connecticut Housing Finance
634 Authority and the Connecticut Housing Authority, and "income
635 group" means one of the following household groups, adjusted for
636 family size and based on the appropriate area median income
637 established by the United States Department of Housing and Urban
638 Development: (1) Households with incomes twenty-five per cent or
639 less than the area median income; (2) households with incomes more
640 than twenty-five per cent but not more than fifty per cent of the area
641 median income; (3) households with incomes more than fifty per cent
642 but not more than eighty per cent of the area median income; (4)

643 households with incomes more than eighty per cent but not more than
644 one hundred per cent of the area median income; and (5) households
645 with incomes more than one hundred per cent of the area median
646 income.

647 Sec. 20. Subsection (a) of section 8-37bb of the general statutes is
648 repealed and the following is substituted in lieu thereof (*Effective*
649 *October 1, 2007*):

650 (a) On or before December 31, 1991, and annually thereafter, each
651 housing agency, except the Department of [Economic and Community
652 Development] Housing, shall submit to the General Assembly a report,
653 for the year ending the preceding September thirtieth, which analyzes
654 by income group, households served by its housing construction,
655 substantial rehabilitation, purchase and rental assistance programs.
656 Each report submitted after December 31, 1991, shall analyze the
657 households served under each program by race. The analysis shall
658 provide information by housing development, if applicable, and by
659 program. Each analysis shall include data for all households (1)
660 entering an agency program during the year ending the preceding
661 September thirtieth, and (2) in occupancy or receiving the benefits of
662 an agency rental program the preceding September thirtieth. The
663 report of the Connecticut Housing Finance Authority shall also
664 identify, by census tract, the number of households served in each
665 program and the total amount of financial assistance provided to such
666 households. The provisions of this section shall not be construed to
667 preclude a housing agency from reporting additional information on
668 programs it administers. Each report submitted under this section shall
669 also analyze the efforts, and the results of such efforts, of each agency
670 in promoting fair housing choice and racial and economic integration.
671 The provisions of this section shall not be construed to require an
672 occupant or applicant to disclose his race on an application or survey
673 form.

674 Sec. 21. Section 8-37ff of the general statutes is repealed and the
675 following is substituted in lieu thereof (*Effective October 1, 2007*):

676 Not later than July 1, 2006, the Department of [Economic and
677 Community Development] Housing shall develop and maintain a
678 comprehensive inventory of all assisted housing, as defined in section
679 8-30g, as amended, in the state. The inventory shall identify all existing
680 assisted rental units by type and funding source, and include, but not
681 be limited to, information on tenant eligibility, rents charged, available
682 subsidies, occupancy and vacancy rates, waiting lists and accessibility
683 features. In order to assist the department in the completion of the
684 inventory, all owners of such housing units, both public and private,
685 shall report accessible housing units to the database established and
686 maintained under section 8-119x.

687 Sec. 22. Section 8-37jj of the general statutes is repealed and the
688 following is substituted in lieu thereof (*Effective October 1, 2007*):

689 (a) The Department of [Economic and Community Development]
690 Housing may not approve electric resistance as the primary heat
691 source in new, subsidized housing except where justified by a life-
692 cycle cost analysis whose methodology has been approved by the
693 division of the Office of Policy and Management responsible for
694 energy matters.

695 (b) If the Department of [Economic and Community Development]
696 Housing or the Connecticut Housing Finance Authority uses electric
697 resistance space heating as the primary heating source in any new
698 construction, it shall construct the unit in such a way as to be eligible
699 for any available energy conservation incentives provided by the
700 electric company, as defined in section 16-1, as amended, or the
701 municipal utility furnishing electric service to such unit.

702 Sec. 23. Section 8-37kk of the general statutes is repealed and the
703 following is substituted in lieu thereof (*Effective October 1, 2007*):

704 The Department of [Economic and Community Development]
705 Housing and the Connecticut Housing Finance Authority shall give
706 preference to loans for energy efficient projects in all grant and loan
707 programs.

708 Sec. 24. Section 8-371l of the general statutes is repealed and the
709 following is substituted in lieu thereof (*Effective October 1, 2007*):

710 (a) No state financial assistance for any housing or community
711 development project or economic development project shall be
712 provided by the Commissioner of [Economic and Community
713 Development] Housing under any program administered by the
714 commissioner unless the commissioner has first approved a residential
715 antidisplacement and relocation assistance plan submitted under
716 subsection (b) of this section by the applicant seeking such financial
717 assistance. The Commissioner of [Economic and Community
718 Development] Housing shall ensure that any such plan is properly
719 implemented for each project for which a plan is submitted.

720 (b) Any applicant seeking state financial assistance for any housing
721 or community development project or economic development project
722 under any program administered by the Commissioner of [Economic
723 and Community Development] Housing shall submit a residential
724 antidisplacement and relocation assistance plan to the commissioner as
725 part of the application for such financial assistance. The plan shall
726 demonstrate that the project for which financial assistance is applied
727 for will not cause the temporary or permanent displacement of persons
728 and families residing in any single-family or multifamily residential
729 dwelling or, if such displacement will result, that such project will
730 cause no more displacement than is necessary to accomplish the
731 project. If occupiable dwelling units are destroyed as a result of the
732 project or displacement of low and moderate income households will
733 result from the project, the plan shall further demonstrate that: (1) The
734 applicant shall provide comparable replacement dwellings within the
735 same municipality for the same number of occupants as could have
736 been housed in the occupied and vacant occupiable residential
737 dwellings that will be demolished or converted to a use other than
738 housing for low and moderate income persons and families as a result
739 of the project; (2) such replacement dwellings shall be designed to
740 remain affordable to low and moderate income persons and families
741 for ten years; (3) relocation assistance benefits shall be provided

742 pursuant to chapter 135 for all persons displaced as a result of the
743 project; and (4) displaced persons, to the extent practicable, who wish
744 to remain in the same neighborhood shall be relocated within such
745 neighborhood. As used in this subsection, "low and moderate income
746 persons and families" means persons, families or households whose
747 annual income is less than or equal to eighty per cent of the area
748 median income for the area of the state in which they live, as
749 determined by the United States Department of Housing and Urban
750 Development. An applicant shall be deemed to have met the
751 replacement requirements of this section by rehabilitation of vacant,
752 unoccupiable units.

753 (c) The Commissioner of [Economic and Community Development]
754 Housing may exempt an applicant from the provisions of this section
755 upon determination that:

756 (1) Based on objective data, there is available in the area an adequate
757 supply of habitable affordable housing for the full range of low and
758 moderate income persons, or

759 (2) The project will dedicate at least as much total floor space to
760 housing for low and moderate income persons and families as was
761 contained in all the dwelling units being replaced, whether occupied
762 or vacant, and either (A) the project will not permanently displace any
763 person or family, or (B) all of the following: (i) The sizes and purposes
764 of the dwelling units in the project are at least as needed as the sizes
765 and purposes of the dwelling units to be replaced; (ii) the number of
766 very low income persons to be served in the project is not less than the
767 number of very low income persons served by the structure to be
768 replaced; [] and (iii) the persons and families to be displaced by the
769 project will be relocated to permanent housing and will receive
770 relocation assistance pursuant to chapter 135. As used in this
771 subsection, "very low income persons" means persons whose annual
772 income is less than or equal to fifty per cent of the area median income
773 for the area of the state in which they live, as determined by the United
774 States Department of Housing and Urban Development.

775 (d) The Commissioner of [Economic and Community Development]
776 Housing shall adopt regulations, in accordance with the provisions of
777 chapter 54, to carry out the purposes of this section. Such regulations
778 shall define the objective data used under subdivision (1) of subsection
779 (c) of this section to determine whether there is an adequate supply of
780 habitable affordable housing for the full range of low and moderate
781 income persons and families residing in the area.

782 Sec. 25. Subsection (a) of section 8-37pp of the general statutes is
783 repealed and the following is substituted in lieu thereof (*Effective*
784 *October 1, 2007*):

785 (a) For purposes of this section:

786 (1) "Affordable housing" means affordable housing, as defined in
787 section 8-39a;

788 (2) "Commissioner" means the Commissioner of [Economic and
789 Community Development] Housing;

790 (3) "Department" means the Department of [Economic and
791 Community Development] Housing;

792 (4) "Eligible applicant" means: (A) A nonprofit entity; (B) a
793 municipality; (C) a housing authority; (D) a business corporation
794 incorporated pursuant to chapter 601 or any predecessor statutes
795 thereto or authorized to do business pursuant to said chapter 601
796 having as one of its purposes the construction, financing, acquisition,
797 rehabilitation or operation of affordable housing, and having a
798 certificate or articles of incorporation approved by the commissioner;
799 (E) any partnership, limited partnership, limited liability company,
800 joint venture, sole proprietorship, trust or association having as one of
801 its purposes the construction, financing, acquisition, rehabilitation or
802 operation of affordable housing, and having basic documents of
803 organization approved by the commissioner; or (F) any combination
804 thereof;

805 (5) "Eligible costs" means costs relating to the planning,
806 implementation and completion of an eligible project; and

807 (6) "Eligible project" means a project designed for the purpose of
808 providing affordable housing, and shall include, but not be limited to,
809 (A) acquisition, construction, rehabilitation, repair and maintenance of
810 residential or mixed use structures, (B) acquisition, construction,
811 rehabilitation, repair and maintenance of related infrastructure,
812 facilities and amenities incidental and pertinent to the provision of
813 affordable housing and intended primarily to serve the residents of the
814 affordable housing project, that may include, but not be limited to, a
815 community room, laundry, day care space, computer center,
816 management office or playground, or (C) demolition, renovation or
817 redevelopment of vacant buildings or related infrastructure.

818 Sec. 26. Subdivision (1) of subsection (a) of section 8-37qq of the
819 general statutes is repealed and the following is substituted in lieu
820 thereof (*Effective October 1, 2007*):

821 (1) "Bond-financed state housing program" means any program
822 administered by the Commissioner of [Economic and Community
823 Development] Housing which provides financial assistance for
824 housing acquisition, development, rehabilitation or support services,
825 and which may be financed in whole or in part from the proceeds of
826 the state's general obligation bonds, including: Acquisition of surplus
827 land pursuant to section 8-37y, affordable housing projects pursuant to
828 section 8-37pp, housing authority programs for social and
829 supplementary services, project rehabilitation and improvement and
830 energy conservation pursuant to section 8-44a, moderate rental
831 housing pursuant to section 8-70, moderate cost housing pursuant to
832 section 8-82, housing for elderly persons pursuant to section 8-114a,
833 congregate housing for the elderly pursuant to section 8-119h, housing
834 for low-income persons pursuant to section 8-119dd, financial
835 assistance for redevelopment or urban renewal projects pursuant to
836 section 8-154a, housing and community development pursuant to

837 sections 8-169l and 8-216b, urban homesteading pursuant to subsection
838 (a) of section 8-169w, community housing land bank and land trust
839 program pursuant to section 8-214d, financial assistance for
840 development of limited equity cooperatives and mutual housing
841 pursuant to section 8-214f, community housing development
842 corporations pursuant to sections 8-218 and 8-218a, financial assistance
843 to elderly homeowners for emergency repairs or rehabilitation
844 pursuant to section 8-219b, financial assistance for removal of lead-
845 based paint and asbestos pursuant to section 8-219e, home ownership
846 loans pursuant to subsection (a) of section 8-286, housing programs for
847 homeless persons pursuant to sections 8-356 and 8-357, grants to
848 municipalities for financing low and moderate income rental housing
849 pursuant to section 8-365, housing infrastructure grants and loans
850 pursuant to section 8-387, private rental investment mortgage and
851 equity program pursuant to sections 8-401 and 8-403, assistance for
852 housing predevelopment costs pursuant to sections 8-410 and 8-411,
853 residential subsurface sewage disposal system repair program
854 pursuant to sections 8-415 and 8-420, energy conservation loans
855 pursuant to section 16a-40b, rent receivership pursuant to section 47a-
856 56j, and any other such program now, heretofore or hereafter existing,
857 and any additions or amendments to such programs.

858 Sec. 27. Subdivision (2) of subsection (e) of section 8-37qq of the
859 general statutes is repealed and the following is substituted in lieu
860 thereof (*Effective October 1, 2007*):

861 (2) (A) Notwithstanding any provision of the general statutes or any
862 public or special act to the contrary, except sections 8-76 and 8-80, the
863 following shall be paid to the State Treasurer for deposit in the
864 Housing Repayment and Revolving Loan Fund: (i) All payments to the
865 state of principal or interest on loans that the ultimate recipient is
866 obligated to repay to the state, with or without interest, made pursuant
867 to section 8-114a with respect to loans for housing for elderly persons,
868 section 8-119h with respect to loans for congregate housing for the
869 elderly, subsection (a) of section 8-169w with respect to urban
870 homesteading loans, sections 8-218 and 8-218a with respect to

871 community housing development corporation loans, section 8-337
872 with respect to security deposit revolving loans, section 8-410 with
873 respect to housing predevelopment cost loans, section 8-415 and
874 section 8-420 with respect to subsurface sewage disposal system repair
875 loans, and section 8-37pp with respect to loans for affordable housing;
876 (ii) all payments of principal with respect to energy conservation loans
877 pursuant to section 16a-40b; (iii) all payments made to the state
878 constituting the liquidation of an equity interest pursuant to section 8-
879 404 with respect to the private rental investment mortgage and equity
880 program; (iv) all payments made to the state constituting the
881 liquidation of any other security interest or lien taken or granted
882 pursuant to a bond-financed state housing program or assistance or
883 related agreement, except liquidations constituting principal or interest
884 on loans not mentioned in subparagraph (A)(i) or (A)(ii) of this
885 subdivision and the liquidation of security interests or liens with
886 respect to rent receivership pursuant to subsection (c) of section 47a-
887 56i; (v) all other return or recapture of state financial assistance made
888 pursuant to the provisions of any bond-financed state housing
889 program or assistance or related agreement, except principal or interest
890 on loans not mentioned in subparagraph (A)(i) or (A)(ii) of this
891 subdivision and payments received with respect to rent receivership
892 pursuant to subsection (c) of section 47a-56i; (vi) all payments of state
893 service fees and administrative oversight charges rendered in
894 accordance with the provisions of any bond-financed state housing
895 program other than state service fees financed from the proceeds of the
896 state's general obligation bonds; and (vii) all other compensation or
897 reimbursement paid to the Department of [Economic and Community
898 Development] Housing with respect to bond-financed state housing
899 programs other than from the federal government.

900 (B) Notwithstanding any provision of the general statutes or any
901 public or special act to the contrary, except as provided in this
902 subsection, loans for any bond-financed state housing program which
903 the ultimate recipient is obligated to repay to the state, with or without
904 interest, may be paid out of moneys deposited in the Housing

905 Repayment and Revolving Loan Fund without the prior approval of
906 the State Bond Commission, subject to the approval of the Governor of
907 an allotment. All payments on energy conservation loans pursuant to
908 said section 16a-40b shall be accounted for separately from other
909 moneys in the Housing Repayment and Revolving Loan Fund, and
910 shall be used to make further loans pursuant to said section 16a-40b
911 and to pay any administrative expense attributable to such loans.

912 (C) Notwithstanding any provision of the general statutes or any
913 public or special act, payment of any administrative expense may be
914 made out of the Housing Repayment and Revolving Loan Fund
915 subject to the approval of the Governor of an allotment for such
916 purpose.

917 Sec. 28. Subdivision (4) of section 8-37rr of the general statutes is
918 repealed and the following is substituted in lieu thereof (*Effective*
919 *October 1, 2007*):

920 (4) "Commissioner" means the Commissioner of [Economic and
921 Community Development] Housing.

922 Sec. 29. Subsection (a) of section 8-37tt of the general statutes is
923 repealed and the following is substituted in lieu thereof (*Effective*
924 *October 1, 2007*):

925 (a) As used in this section, "administrative oversight charge" means
926 any fee payable to the Department of [Economic and Community
927 Development] Housing from sources other than (1) the proceeds from
928 the sale of the state's general obligation bonds, or (2) the housing
929 repayment and revolving loan program established pursuant to
930 subsection (e) of section 8-37qq, that is imposed to pay all or a portion
931 of the costs and expenses of the Department of [Economic and
932 Community Development] Housing in monitoring facilities developed
933 with financial assistance pursuant to any bond-financed state housing
934 program as defined in subsection (a) of section 8-37qq, and ensuring
935 compliance with requirements and restrictions applicable to such
936 facilities.

937 Sec. 30. Section 8-37uu of the general statutes is repealed and the
938 following is substituted in lieu thereof (*Effective October 1, 2007*):

939 Notwithstanding any provision of the general statutes, the
940 Department of [Economic and Community Development] Housing, in
941 consultation with the Connecticut Housing Finance Authority, the
942 Office of Policy and Management and the State Treasurer, shall
943 arrange for the transfer of the housing loan portfolio of said
944 department or any portion thereof, to said authority.

945 Sec. 31. Subsections (b) and (c) of section 8-37vv of the general
946 statutes are repealed and the following is substituted in lieu thereof
947 (*Effective October 1, 2007*):

948 (b) There is established a revolving loan fund to be known as the
949 "Rental Housing Revolving Loan Fund". The fund may be funded from
950 moneys allocated to the program established by section 8-37pp, as
951 amended by this act, or from any moneys available to the
952 [Commissioner of Economic and Community Development] Housing
953 or the fund from other sources. Investment earnings credited to the
954 fund shall become part of the assets of the fund. Any balance
955 remaining in the fund at the end of any fiscal year shall be carried
956 forward in the fund for the next fiscal year. Payments of principal or
957 interest on a low interest loan made pursuant to this section shall be
958 paid to the State Treasurer for deposit in the Rental Housing Revolving
959 Loan Fund. The fund shall be used to make low interest loans
960 pursuant to subsection (c) of this section and to pay reasonable and
961 necessary expenses incurred in administering loans under this section.
962 The Commissioner of [Economic and Community Development]
963 Housing may enter into contracts with nonprofit corporations to
964 provide for the administration of the Rental Housing Revolving Loan
965 Fund by such nonprofit corporations, provided no low interest loan
966 shall be made from the fund without the authorization of the
967 commissioner as provided in subsection (c) of this section.

968 (c) The state, acting by and in the discretion of the Commissioner of

969 [Economic and Community Development] Housing, may enter into
970 contracts to provide financial assistance in the form of low interest
971 loans to owners of eligible buildings for eligible costs. The
972 commissioner may require owners of eligible buildings who apply for
973 a low interest loan pursuant to this section to submit a copy of the
974 report filed by the building inspector listing code violations, and an
975 estimate of the cost of repairs to correct such violations. The
976 commissioner may establish priorities for the low cost loans provided
977 pursuant to this program, including, but not limited to, types of repairs
978 financed, the location of the eligible building, ability of owners to
979 repay such loans, and the extent to which any repairs will extend the
980 useful life of the eligible building.

981 Sec. 32. Section 8-37ww of the general statutes is repealed and the
982 following is substituted in lieu thereof (*Effective October 1, 2007*):

983 (a) As used in this section, "eligible building" means a two to six-
984 family building that was built prior to 1950 and has wooden windows,
985 and "commissioner" means the Commissioner of [Economic and
986 Community Development] Housing.

987 (b) The commissioner may establish a demonstration program in
988 one or more municipalities to promote energy efficiency and
989 environmentally safe housing by providing matching grants to owners
990 of eligible buildings to repair or replace wooden windows in such
991 buildings. Such demonstration program may be funded from moneys
992 allocated to the program established by section 8-37pp or from any
993 moneys available to the Commissioner of [Economic and Community
994 Development] Housing from other sources. Of the first three
995 municipalities in which such demonstration program is established, at
996 least two shall have a population of one hundred thousand or more
997 and at least one shall have a population of less than one hundred
998 thousand. No such grant shall exceed one hundred dollars for each
999 window to be repaired or replaced. The commissioner may contract
1000 with one or more entities to operate the program.

1001 (c) The demonstration program shall end on June 30, 2008. On or
1002 before February 1, 2008, the commissioner shall report to the select
1003 committee of the General Assembly having cognizance of matters
1004 relating to housing as to the number of eligible buildings for which
1005 assistance was provided, the costs involved, the effectiveness of the
1006 demonstration program and the commissioner's recommendation as to
1007 whether the demonstration program should be expanded and made
1008 permanent.

1009 Sec. 33. Subsection (d) of section 32-1b of the general statutes is
1010 repealed and the following is substituted in lieu thereof (*Effective*
1011 *October 1, 2007*):

1012 (d) [Whenever] Prior to October 1, 2007, whenever the term
1013 "Commissioner of Housing" is used or referred to in the general
1014 statutes, the term "Commissioner of Economic and Community
1015 Development" shall be substituted in lieu thereof. [Whenever] Prior to
1016 October 1, 2007, whenever the term "Department of Housing" is used
1017 or referred to in the general statutes, the term "Department of
1018 Economic and Community Development" shall be substituted in lieu
1019 thereof.

1020 Sec. 34. (NEW) (*Effective October 1, 2007*) Whenever the words
1021 "Commissioner of Economic and Community Development" are used
1022 or referred to in the following sections of the general statutes,
1023 "Commissioner of Housing" shall be substituted in lieu thereof, and
1024 whenever the words "Department of Economic and Community
1025 Development" are used or referred to in the following sections of the
1026 general statutes or the 2006 supplement to the general statutes,
1027 "Department of Housing" shall be substituted in lieu thereof: 3-20, 4b-
1028 21, 7-392, 8-30g, 8-39, 8-44a, 8-45, 8-45b, 8-47, 8-49, 8-57, 8-64a, 8-68, 8-
1029 68a, 8-68b, 8-68c, 8-68d, 8-68e, 8-68f, 8-68g, 8-68h, 8-68j, 8-70, 8-71, 8-72,
1030 8-72a, 8-73, 8-74, 8-76, 8-76a, 8-77, 8-78, 8-79, 8-79a, 8-80, 8-81a, 8-82, 8-
1031 83, 8-84, 8-85, 8-87, 8-89, 8-92, 8-113a, 8-114a, 8-114d, 8-115a, 8-116a, 8-
1032 117b, 8-118a, 8-118b, 8-118c, 8-119a, 8-119c, 8-119f, 8-119h, 8-119i, 8-
1033 119j, 8-119k, 8-119l, 8-119m, 8-119n, 8-119t, 8-119x, 8-119dd, 8-119ee, 8-

1034 119ff, 8-119gg, 8-119hh, 8-119jj, 8-119kk, 8-119ll, 8-119zz, 8-121, 8-154a,
 1035 8-154c, 8-154e, 8-155, 8-161, 8-162, 8-163, 8-166, 8-167, 8-169b, 8-169w, 8-
 1036 170, 8-187, 8-206, 8-206a, 8-206d, 8-206e, 8-208, 8-208b, 8-209, 8-214a, 8-
 1037 214b, 8-214d, 8-214e, 8-214f, 8-214g, 8-214h, 8-215, 8-216, 8-216b, 8-216c,
 1038 8-218, 8-218a, 8-218b, 8-218c, 8-218e, 8-218h, 8-219a, 8-219b, 8-219c, 8-
 1039 219d, 8-219e, 8-220, 8-220a, 8-239a, 8-243, 8-244, 8-265p, 8-265w, 8-
 1040 265oo, 8-271, 8-272, 8-273, 8-274, 8-278, 8-279, 8-280, 8-281, 8-284, 8-286,
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 1042 367a, 8-376, 8-378, 8-381, 8-384, 8-385, 8-386, 8-387, 8-388, 8-389, 8-400,
 1043 8-401, 8-402, 8-403, 8-404, 8-405, 8-410, 8-411, 8-412, 8-415, 8-418, 8-420,
 1044 8-423, 10-416, 12-631, subsection (a) of section 16a-35c, subsection (f) of
 1045 section 16a-38, 16a-40, 16a-40b, 16a-40j, 16a-40k, 16a-41, 17a-3, 17a-54a,
 1046 17a-485a, 17a-485b, 17a-485c, 17b-337, 17b-347e, 17b-420, 21-70, 21-70a,
 1047 21-84a, 22a-1d, 29-271, 47-88b, 47-284, 47-288, 47-294, 47-295, 47a-56i,
 1048 47a-56j and 47a-56k.

1049 Sec. 35. (*Effective October 1, 2007*) (a) Whenever the words
 1050 "Commissioner of Economic and Community Development" are used
 1051 or referred to in any public or special act of 2007 or 2008 related to
 1052 housing, they shall be deemed to refer to the "Commissioner of
 1053 Housing".

1054 (b) Whenever the words "Department of Economic and Community
 1055 Development" are used or referred to in any public or special act of
 1056 2007 or 2008 related to housing, they shall be deemed to refer to the
 1057 "Commissioner of Housing".

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2007</i>	4-5
Sec. 2	<i>October 1, 2007</i>	4-38c
Sec. 3	<i>October 1, 2007</i>	4-66c(b)
Sec. 4	<i>October 1, 2007</i>	4-66c(e)
Sec. 5	<i>October 1, 2007</i>	4-67r(a)
Sec. 6	<i>October 1, 2007</i>	4-67x(a)
Sec. 7	<i>October 1, 2007</i>	2-79a(a)

Sec. 8	October 1, 2007	8-37i
Sec. 9	October 1, 2007	8-37k
Sec. 10	October 1, 2007	8-37r
Sec. 11	October 1, 2007	8-37s
Sec. 12	October 1, 2007	8-37t
Sec. 13	October 1, 2007	8-37u
Sec. 14	October 1, 2007	8-37v
Sec. 15	October 1, 2007	8-37w
Sec. 16	October 1, 2007	8-37x
Sec. 17	October 1, 2007	8-37y
Sec. 18	October 1, 2007	8-37z
Sec. 19	October 1, 2007	8-37aa
Sec. 20	October 1, 2007	8-37bb(a)
Sec. 21	October 1, 2007	8-37ff
Sec. 22	October 1, 2007	8-37jj
Sec. 23	October 1, 2007	8-37kk
Sec. 24	October 1, 2007	8-37ll
Sec. 25	October 1, 2007	8-37pp(a)
Sec. 26	October 1, 2007	8-37qq(a)(1)
Sec. 27	October 1, 2007	8-37qq(e)(2)
Sec. 28	October 1, 2007	8-37rr(4)
Sec. 29	October 1, 2007	8-37tt(a)
Sec. 30	October 1, 2007	8-37uu
Sec. 31	October 1, 2007	8-37vv(b) and (c)
Sec. 32	October 1, 2007	8-37ww
Sec. 33	October 1, 2007	32-1b(d)
Sec. 34	October 1, 2007	New section
Sec. 35	October 1, 2007	New section

Statement of Legislative Commissioners:

In subsection (b) of section 8, the phrase "and the Department of Economic and Community Development" was removed and section 35 was added consistent with the intent of the bill.

HSG	<i>Joint Favorable Subst. C/R</i>	PD
PD	<i>Joint Favorable C/R</i>	GAE
GAE	<i>Joint Favorable Subst.-LCO</i>	